

***Town of Southeast  
Architectural Review Board  
1 Main Street  
Brewster, NY 10509***

**Minutes – January 27, 2016**

**PRESENT:**           \ John Goudey, Chairman  
                          \ Virginia Stephens  
                          \ Mary Larkin  
                          Victoria Desidero, Administrative Assistant

**ABSENT:**           Thomas Frasca  
                          Ashley Ley, AKRF

**CALL TO ORDER:** 7:30 PM

**AGENDA:**           Pledge of Allegiance

**1. NEW YORK SMSA d/b/a VERIZON, 996 Route 22 (Tax Map ID 68.5-2-27) –  
Review of an Application to Amend an Existing Structure**

This was a review of an application to amend a structure as referred by the Planning Board. The application contained the following documents:

1. ARB Application, prepared by Snyder & Snyder, LLP, dated 11/11/15
2. Letter of Authorization, prepared by Putnam County Italian American Club, dated 5/20/15
3. Memorandum to Chairman Goudey from Snyder & Snyder, LLP, dated 12/18/15
4. Visibility Analysis, prepared by French & Parello Associates, dated 12/18/15
5. T-001.03, Cover Sheet, prepared by French & Parello Associates, dated 8/6/15; last revised 10/9/15
6. ANT-001, Site Plan and Notes, prepared by French & Parello Associates, dated 8/6/15; last revised 10/9/15
7. ANT-002, Roof Plan, prepared by French & Parello Associates, dated 8/6/15; last revised 10/9/15
8. ANT-003, Enlarged Equipment Area Plan, prepared by French & Parello Associates, dated 8/6/15; last revised 10/9/15
9. ANT-004, Building Elevation, prepared by French & Parello Associates, dated 8/6/15; last revised 10/9/15
10. ANT-005, Antenna and Site Details, prepared by French & Parello Associates, dated 8/6/15; last revised 10/9/15

Attorney Jordan Frey of Snyder & Snyder appeared before the Board. Mr. Frey said we are here in connection with a November 9 referral to this honorable Board by the Planning Board. Verizon proposes to install four antennas in a strip mall on Route 22, he said, and we submitted visuals in hopes of getting a positive review from this Board. He said as you can see there are just four antennas. Chairman Goudey said all of the equipment is contained on the roof: there are no wires or conduit of any kind? Mr. Frey said there is a small access ladder on the back of the building but nothing else is visible. Chairman Goudey said there is no picture of the ladder in

here. Mr. Frey said it is a very de minimis install and may not have been picked up on the simulations. He said it is not visible from the street. Chairman Goudey said the ladder will be viewable from the rear of the building though and this doesn't say what color it is or anything. They discussed where exactly the ladder is located and found it on the visual of the rear of the building, noting that the elevation calls it out. There were no other comments from the Board. The ARB voted to **positively recommend** the project to the Planning Board as presented.

Motion to Approve: Virginia Stephens

Seconded: Mary Larkin

Voice Vote: 3 to 0 with 2 absent

## **2. ACME, 1944 Route 22 (Tax Map ID 46.1-1) – Review of an Application for a Sign Program**

This was a review of an application for a sign program in a multi-tenant plaza with an approved Multi-Tenant Sign Program as referred by the Building Inspector. The application contained the following documents:

1. ARB Application, prepared by Poyant, dated 10/13/15
2. Memorandum to Whom It May Concern from Poyant, dated 12/15/15
3. Multi-Tenant Sign Program Review Application for Lakeview Plaza, prepared by Gary McCoy, undated
4. Landlord Approval prepared by John McCarron, Receiver Putnam County Supreme Court, undated
5. Acme Sign Renderings, 4 pages, prepared by Poyant, dated 12/15/15

Gary McCoy of Poyant appeared before the Board. He said we are re-branding A&P supermarkets and this one is about a mile up the road from here. He said on the main building, there is a sign on the market, one over the pharmacy and one free-standing sign out by the road. Mr. McCoy said these signs are a little smaller than what was there and are in keeping with the plaza. He said it is pretty straight forward and in keeping with what you see in the plaza today. Chairman Goudey asked if he had a color sample. Boardmember Stephens asked if the color is pretty true to the rendering? Mr. McCoy said it is a GMC color and is pretty pure red, not maroon or orangey. Jim Polinsky of Signs Ink said it is the same as the Karate red in the same plaza. Chairman Goudey said he has no problems with the sign and asked about the owner signing off on the sign. Secretary Desidero said the plaza is in receivership and someone named John McCarron signed the consent letter. She also said that in the Multi-Tenant Sign packet, red is noted as the preferred color for that plaza. The ARB voted to **approve** the sign as submitted.

Motion to Approve: Virginia Stephens

Seconded: Mary Larkin

Voice Vote: 3 to 0 with 2 absent

## **3. PET KRAZE, 100-A International Blvd. (Tax Map ID 56.-1-23.-3.1) – Review of an Application for a Sign**

This was a review of an application for a sign in a multi-tenant plaza with an approved Multi-Tenant Sign Program as referred by the Building Inspector. The application contained the following documents:

1. ARB Application, prepared by Signs Ink, dated 12/23/15
2. Sign Renderings, 2 pages, prepared by Signs Ink, dated 12/17/15
3. Landlord Consent Form for Multi Tenant Sign Program, dated 12/21/15

Jim Polinsky of Signs Inc. appeared before the Board. Mr. Polinsky gave Ms. Desidero a copy of the signed landlord approval for the sign and gave Chairman Goudey a copy of the approved Multi-Tenant Sign Program for the plaza. He said Animal Kingdom is gone and the same owner is opening a Pet Kraze with a full animal hospital inside. He described how the sign is constructed, saying it is aluminum with a logo affixed to the front, and the panel is already there from the previous sign. The ARB voted to **approve the sign** as proposed.

Motion to Approve: Mary Larkin

Seconded: John Goudey

Voice Vote: 3 to 0 with 2 absent

**4. PUTNAM COUNTY SAVINGS BANK, 2477 Route 6 (Tax Map ID 56.18-1-1)  
– Review of an Application for a Sign**

This was a review of an Application for a sign as referred by the Building Inspector. The application contained the following documents:

1. ARB Application, prepared by Sans Signs & Awnings, dated 12/7/15
2. Sign Renderings, 2 pages, prepared by Sans Signs & Awnings, dated 11/30/15
3. Topographic Survey, prepared by Terry Bergendorff Collins, dated 10/6/96; last revised 12/11/15

Michael San of San Signs & Awnings approached the Board and said we are proposing to re-face the existing light box and replace the light box powered by LED. He showed the Board the Pantone colors and said they had three signs on the building: one within the peak and we kept the same width of the band. He said the logo is 20 inches and the other is a free-standing sign. Chairman Goudey said is this white Plexiglas? Mr. San said yes. He asked how does it match up to the paint that is already there? Mr. San said this one is new and does have a sheen to it so it's going to be gloss as opposed to the original paint. He said it is a true white paint but it's been there for several years so it's matte and within three to five months my sign will be matte because of the elements. He said but the sign is lit so, at night, it's not going to matter. Boardmember Larkin asked what the back of the LED sign looks like as it will be visible when you exit the bank. Mr. San said we are going to finish the back of the sign as it is an architectural element of the building. Chairman Goudey asked if it is set back from the face. Mr. San said it is all flush: we put that gray border there to accent the welded frame but that's all going to be white. He talked about not having it set back and framing it to give it depth so it gets that effect. Boardmember Larkin said you just don't want it to look like it's part of the fascia and Chairman Goudey agreed. Mr. San said they could create a "picture frame" molding around the sign to give it the effect the Board is looking for and agreed with the Board that it would be good to do that. Chairman Goudey asked about painting and Mr. San said that painting would not be done until the Spring and it will be another blue and showed the Board the blue which will match the blue lettering. Chairman Goudey asked if the colors are established and Mr. San said yes, we have done

other locations for the bank and, to be completely honest with you, the pylon sign is already up. The ARB voted to **approve** the sign with the following recommendation:

1. Add picture frame molding to wall sign

Motion to Approve: Virginia Stephens

Seconded: Mary Larkin

Voice Vote: 3 to 0 with 2 absent

**5. DURANTE RENTALS, LLC, 11 Fields Lane (Tax Map ID 78.-2-72) – Review of an Application to Amend a Site Plan**

This was a review of an application to amend a Site Plan as referred by the Planning Board. The application contained the following documents:

1. ARB Application, prepared by Rob Dallesandro, RA, dated 1/19/16
2. Concept Site Plan, prepared by Rob Dallesandro, RA, dated 10/20/15
3. Aerial View, prepared by Rob Dallesandro, RA, dated 10/20/15

Owner John Durante and Architect Rob Dallesandro appeared before the Board. Mr. Durante explained to the Board that he is in the process of purchasing 13 acres at the corner of Fields Lane and North Salem Road of which half is residential and half is commercial. He said on the commercial side, he is going to be using two and half acres and outdoor storage space under the Zoning Code and has been asked to define any areas that weren't already defined by trees or natural borders and found three sections that will have a picket fence added. He said they offered to put five trees on the corner of Fields Lane and North Salem Road, which is on the residential property, just to protect the view in the wintertime and these trees will be Norway Spruce. Chairman Goudey said the railing will be split rail and not picket fence and Mr. Durante said yes. Chairman Goudey asked about the locations of the commercial and residential properties and Mr. Durante showed this on the map and Mr. Dallesandro explained where the trees and fence were going. Ms. Desidero said the property is in a Zone that was recently redefined as to what can and cannot be done there and you can now have up to 25 percent outside storage if you delineate it and screen it properly so he's taking advantage of something that was not previously doable on this property. She said he's in front of the Planning Board for a Conditional Use Permit. Chairman Goudey asked about the view from Sutton Place up the driveway and Mr. Durante said you will see the building and construction type equipment in the yard. Chairman Goudey asked about the height of the equipment and Mr. Durante said there is equipment that could go 30 ft. tall but everything is stored in the down position so the tallest a piece might be is approximately 10 ft. Boardmember Larkin asked about the height of the trees and, after some discussion, the Board suggested 6 to 10 ft. trees at planting. Mr. Durante told the Board he has been a member of the White Plains Planning Board for eight years and on the Board of Records for the Westchester Municipal Planning Federation for a few years now and they do all the education for the Planning Boards, Zoning Boards and Architectural Review Boards in Westchester. Mr. Durante told the Board that there will be customers coming onto the property to rent equipment and equipment being transferred in and out from other branches and things like that. Chairman Goudey said the fact that it's set back is nice and he questioned if the driveway was going to be wide enough for him to which Mr. Durante answered yes. The ARB voted to

**positively recommend** the project to the Planning Board with the following condition:

2. Norway Spruce should be 6 to 10 feet tall when planted.

Motion to Approve: Virginia Stephens

Seconded: John Goudey

Voice Vote: 3 to 0 with 2 absent

**6. Approve Meeting Minutes December 16, 2015**

Motion to Approve: Mary Larkin

Seconded: Virginia Stephens

Voice Vote: 3 to 0 with 2 absent

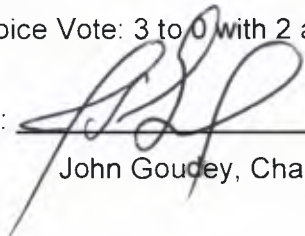
**7. Close Meeting**

Motion to Approve: Susan McKeever-Duys

Seconded: Mary Larkin

Voice Vote: 3 to 0 with 2 absent

Signed By:

  
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John Goudey, Chairman

Date: 2-24-16